GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Bhimavaram Municipality - Change of land use from Light Industrial use to Residential use in R.S.No. 207/11B & 225/3A with an extent of Ac.0.917 cents – Park use zone to Residential use zone in R.S.No.207/11B & 208/1 with an extent of Ac.0.695 cents of Gunupudi(V), Bhimavaram – Draft Variation – Confirmation Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT
G.O.MS.No. 230 **Dated: 18-07-2018**
Read the following:-

1. From the DTCP, AP, Hyderabad, Lr.Roc.No.3737/2014/R2, Dated: 18-07-2014.
2. Government Memo.No.11489/H1/2014, MA&UD (H1) Dept, Dated:25.07.2014.
3. From the Commissioner of Industries, Hyderabad, Letter No 29/1/2014/12033, Dated:20.11.2014.
4. Government Memo No.11489/H1/2015, MA&UD (H1) Department dated:20.04.2015.
5. From the Director of Town and Country Planning, AP, Hyderabad,Lr.Roc.No.3737/2014/R2, dated:17.10.2015.
6. Govt. Memo No.11411/I2/2012, Dated:30.06.2012.
7. Govt. Memo No.11489/H1/2014, dated:18.01.2016.
8. Andhra Pradesh Gazette No.36-A, Part-I, dated:25.01.2016.
9. From the DTCP, AP, Guntur, Lr.Roc.No.3737/2014/R2, dated:29.06.2016.
10. Representation dated:14.06.2018 of Sri G.Hanumantha Raju, along with NOC from Executive Engineer, Irrigation Department, Nidadavole West Godavari Dist.

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ORDER:

The draft variation to the land envisaged in Bhimavaram General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.36-A, Part-I, Dt:25.01.2016. The Director of Town & Country Planning, AP, Guntur, in the reference 5th read above has reported that, the Commissioner, Bhimavaram Municipality has informed that the applicant has paid an amount of Rs.1,09,575/- towards development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 9th read above has informed that the Commissioner, Bhimavaram Municipality has published the draft variation notification in two Daily News papers i.e., one in The Hindu in English version and one in Sakshi in Telugu version. In the reference 10th read above, the Executive Engineer, Irrigation Department has issued NOC. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,19.07.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.

(P.T.O.)

The Commissioner, Bhimavaram Municipality, Bhimavaram, W.G. District.
Copy to:
The individual through the Commissioner, Bhimavaram Municipality,
Bhimavaram, W.G. District.
The District Collector, West Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.951 MA., dated:27.11.1987, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in R.S.No.207/11B, 208/1 and 225/3A to an extent of Ac.02.747 cents of Bhimavaram Town. The boundaries of which are shown in the schedule hereunder and which is earmarked for Light Industrial Land Use, Park Use and Residential land use in the General Town Planning Scheme (Master plan) of Bhimavaram sanctioned in G.O.Ms.No.951 MA., dated:27.11.1987 is now designated for Residential use by variation of change of land use and also based on the Council Resolution No.286, dated:30.11.2013 as marked “A to M” in the revised part proposed land use map G.T.P.No.14/2015/R2 available in the Municipal Office, Bhimavaram town, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference.
2. The provisions of category B2 of Table 14 of Rule 53 of A.P. Building rules 2017 issued vide G.O.Ms.No.119, MA dt:28.03.2017 shall be scrupulously followed.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. The applicant shall provide 9.0 m buffer towards sides where Industrial use is designated as per Master Plan and vacant.
9. Any other conditions as may be imposed by the competent authority.

Contd…3

SCHEDULE OF BOUNDARIES

North	:	Existing 6'-6'' wide field bodhi and closed rice mill in R.S.No.225/2.
East	:	Agricultural lands in R.S No.225/4A and tank in Rs.No.208/2.
South	:	Agricultural lands in R.S.No.206
West	:	Vacant site in R.S.No.225/4A

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER